

## **Attachment I-2**

# **Summary of Non-Land Use Map Changes since October 2010**

*This section provides a summary of changes made to the General Plan Update document, Community Plans, the Mobility Element road network, Implementation Plan, and ordinance revisions that were presented to the Board of Supervisors on October 20, 2010, other than grammatical, typographical, or format changes.*

*These changes have been made based on Board of Supervisors' direction provided on April 13, 2011.*

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## GENERAL PLAN UPDATE DOCUMENT

Page	Section	Revision
<b>Chapter 1: Introduction</b>		
1-11	<b>Community Plans</b>	<p>Add the following after the second sentence of the third paragraph:</p> <p><u>The designation a Special Study Area does not presume that modifications to the General Plan are necessary nor does it bestow any additional entitlement upon the property. The property retains the land use designations shown in the General Plan. Any changes to the General Plan resulting from this additional study must occur through a General Plan Amendment (GPA), be evaluated independently, and must be consistent with all other components of the General Plan. The designation of a Special Study Area is intended to give a clear commitment to the community and property owners that if further changes to the General Plan are processed in the future, those changes will address the areas identified as areas needing further information and evaluation. The Special Study Area designation provides assurances that the areas of concern will be addressed as staff and stakeholders change over time. Outlining the objectives of the study area helps ensure that all interested parties continue to have the same understanding of the intent of efforts for that area.</u></p>
1-16 to 1-23	<b>Global Climate Change: AB 32 Compliance</b>	<p>Table I-1</p> <p>Table was revised to reflect renumbering of policies</p>
<b>Chapter 3: Land Use Element</b>		
3-4	<b>Land Use Setting</b>	The figure titled "Land Ownership in the Unincorporated County" has been updated with percentages that reflect the Recommended Project Land Use Map.
3-9	<b>Land Use Designations</b>	The figure titled "Land Use Designations for Privately Owned Lands in the Unincorporated County" has been updated with percentages that reflect the Recommended Project Land Use Map.
3-11	<b>Land Use Framework</b> Land Use Designations	<p>Revise Table LU-1 Land Use Designations and Compatible Regional Categories, as follows:</p> <ul style="list-style-type: none"> <li>Remove the Rural Lands 160 designation in its entirety.</li> </ul>
3-20 to 3-21	<b>Goals and Policies</b> Community Development Model	<p><del><b>Policy LU-1.2</b> <b>Regional Categories Map Amendments.</b> Avoid General Plan and Specific Plan amendments requiring a change to the Regional Categories Map unless the changes are part of a County initiated comprehensive General Plan Update.</del></p> <p><del><b>Policy LU-1.3</b> <b>Initiation of Plan Amendments.</b> Require approval from the Board of Supervisors to initiate General Plan Amendments for private projects outside of a comprehensive General Plan Update.</del></p>

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Page	Section	Revision
Chapter 3: Land Use Element (continued)		
3-21	Goals and Policies Community Development Model	<p><b>Policy LU-1.24</b>  <b>Leapfrog Development.</b> Prohibit leapfrog development which is inconsistent with the Community Development Model <del>and Community Plans.</del> <u>Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent.</u> For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. <u>[See applicable community plan for possible relevant policies.]</u></p>
		<p>Policies renumbered as follows:            LU-1.5 to LU-1.3; LU-1.6 to LU-1.4; LU-1.7 to LU-1.5; LU-1.8 to LU-1.6; LU-1.9 to LU-1.7</p>
		<p><b>Policy LU-1.840</b>  <b>Density Allocation on Project Sites.</b> Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when <del>appropriate and consistent with the applicable Community Plan and</del> approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. <u>[See applicable community plan for possible relevant policies.]</u></p>
		<p><b>Policy LU-1.9</b>  <b>Achievement of Planned Densities.</b> <u>Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</u></p>
3-22 to 3-23		<p><b>Policy LU-2.2</b>  <b>Relationship of Community Plans to the General Plan.</b> <u>Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.</u></p>
		<p>Renumber policies as follows:            LU-2.2 to LU-2.3; LU-2.3 to LU-2.4; LU-2.4 to LU-2.5; LU-2.5 to LU-2.6; LU-2.6 to LU-2.7; LU-2.7 to LU-2.8</p>

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Page	Section	Revision
Chapter 3: Land Use Element (continued)		
3-23	<b>Goals and Policies</b> Community Development Model	<p><b>Policy LU-3.2</b> <b>Mix of Housing Units in Large Projects.</b> Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes <del>when consistent with the Community Plan.</del> <u>[See applicable community plan for possible relevant policies.]</u></p>
		<p><b>Policy LU-3.3</b> <b>Complete Neighborhoods.</b> Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences <del>when consistent with the Community Plan.</del> <u>[See applicable community plan for possible relevant policies.]</u></p>
3-25 to 3-26	<b>Goals and Policies</b> Planning for Sustainability	<p><b>Policy LU-6.3</b> <b>Conservation-Oriented Project Design.</b> Support conservation-oriented project design <del>when appropriate and consistent with the applicable Community Plan.</del> This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. <u>[See applicable community plan for possible relevant policies.]</u></p>
		<p><b>Policy LU-6.4</b> <b>Sustainable Subdivision Design.</b> Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities <del>consistent with the applicable community plan.</del> <u>[See applicable community plan for possible relevant policies.]</u></p>
		<p><b>Policy LU-6.8</b> <b>Oversight of Open Space.</b> Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <ol style="list-style-type: none"> <li>1) <u>Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or</u></li> <li>2) <u>Transferred into public ownership of an agency that manages preserved open space.</u></li> </ol> <p><u>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.</u></p>

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Page	Section	Revision
<b>Chapter 3: Land Use Element (continued)</b>		
3-26	<b>Goals and Policies</b> Planning for Sustainability	Renumber policies as follows: LU-6.8 to LU-6.9; LU-6.9 to LU-6.10; LU-6.10 to LU-6.11; LU-6.11 to LU-6.12
3-29 to 3-30	<b>Goals and Policies</b> Villages and Town Centers	<b>Policy LU-9.2</b> <b>Density Relationship to Environmental Setting.</b> Assign Village land use designations in a manner consistent with <del>the Community Plan</del> , community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <u>[See applicable community plan for possible relevant policies.]</u>
		<b>Policy LU-9.8</b> <b>Village Connectivity and Compatibility with Adjoining Areas.</b> Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with <del>the Community Plan and</del> surrounding areas. <u>[See applicable community plan for possible relevant policies.]</u>
3-41	<b>Goals and Policies</b> Community Services and Infrastructure	<b>Policy LU-14.4</b> <b>Sewer Facilities.</b> Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except: <ul style="list-style-type: none"> <li>• When necessary for public health, safety, or welfare;</li> <li>• When within existing sewer district boundaries;</li> <li>• <u>When necessary for a conservation subdivision adjacent to existing sewer facilities;</u> or</li> <li>• Where specifically allowed in the community plan.</li> </ul>
3-42	<b>Goals and Policies</b> Community Services and Infrastructure	<b>Policy LU-15.2</b> <b>Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication service providers to co-locate their facilities whenever appropriate, consistent with <del>Community Plans and</del> the Zoning Ordinance. <u>[See applicable community plan for possible relevant policies.]</u>
<b>Chapter 4: Mobility Element</b>		
4-15	<b>Goals and Policies</b> Road Network	<b>Policy M-4.3</b> <b>Rural Roads Compatible with Rural Character.</b> Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character <del>consistent with Community Plans.</del> <u>[See applicable community plan for possible relevant policies.]</u>

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Page	Section	Revision
<b>Chapter 4: Mobility Element (continued)</b>		
4-27	<b>Goals and Policies</b> Parking	<b>Policy M-10.6</b> <b>On-Street Parking.</b> Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character <del>and the applicable community plan.</del> <a href="#">[See applicable community plan for possible relevant policies.]</a>

The changes identified below have been made to Table M-4, Road Segments Where Adding Travel Lanes is Not Justified on pages 4-33 to 4-36, in the section titled: Accepted Road Classifications with Level of Service E / F.

<b>Table M-4 Road Segments Where Adding Travel Lanes is Not Justified</b>			
Road	Classification	From	To
E. Mission Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	Live Oak Park Rd. (Fallbrook)	I-15 <del>SB NB</del> Ramps (Fallbrook)
Old Hwy 395	2.1D Community Collector w/ Improvement Options	5th St. (Rainbow)	<del>Interstate 15 NB ramp (Fallbrook)</del> <a href="#">New Rainbow Valley Blvd. (Rainbow)</a>
	2.1A Community Collector w/ Raised Median	<del>Interstate 15 SB ramp Mission Rd.</del> (Fallbrook)	Stewart Canyon Dr. (Fallbrook)
<a href="#">Rancho Santa Fe Road</a>	<a href="#">2.2F Light Collector w/ Reduced Shoulder</a>	<a href="#">Encinitas city limits</a>	<a href="#">La Bajada (San Dieguito)</a>
7th St.	2.2E Light Collector	Elm St. (Ramona)	A St. (Ramona)
		<a href="#">Main St. (Ramona)</a>	<a href="#">D St. (Ramona)</a>

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Page	Section	Revision
<b>Chapter 5: Conservation and Open Space Element</b>		
5-26 to 5-27	<b>Goals and Policies</b> Visual Resources	Table COS-1: County Scenic Highway System was reorganized according to road hierarchy then alphabetized according to road name.
5-27	<b>Goals and Policies</b> Visual Resources	The following revision was made to COS-1 to match existing conditions: Map Reference — 4 <del>35</del> Route — Mission and Green <del>Valley</del> <u>Canyon</u> Roads Segment — State Route 76 north and east to <del>Gird</del> <u>Reche</u> Road
<b>Chapter 6: Housing Element</b>		
6-13	<b>Goals and Policies</b> Housing Development	<b>Policy H 2.1</b> <b>Development That Respects Community Character.</b> Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element <del>and Community Plans</del> . <u>[See applicable community plan for possible relevant policies.]</u>
<b>Chapter 7: Safety Element</b>		
7-10	<b>Goals and Policies</b> Fire Hazards	<b>Policy S-6.4</b> <b>Fire Protection Services for Development.</b> Require that new development demonstrate that fire services can be provided that meet <u>s</u> the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).
7-11		Revise Table S-1 to remove the reference to the "RL-160" land use designation under the travel time greater than 20 minutes category.

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## Mobility Element Network Appendix

ID	Road Segment	Designation/Improvement #.X = [# of lanes].[roadway classification][improvement]	Special Circumstances
<b>Mobility Element Network Matrix —Bonsall Community Planning Area</b>			
9	<b>West Lilac Road (SC 270)</b> <u>Segment:</u> Camino del Rey to Valley Center community boundary	<b>2.2E Light Collector</b> <u>Camino del Rey to Old Highway 395</u> <b>2.2C Light Collector</b> <u>Intermittent Turn Lanes—Old Highway 395 to Valley Center CPA boundary</u>	None
13	<b>Old Highway 395/Champagne Boulevard</b> <u>Segment:</u> Fallbrook CPA boundary to North County Metro Subregion boundary	<b>2.1D Community Collector</b> Improvement Options—Fallbrook CPA boundary to <u>Interstate 15 interchange West Lilac Road</u> <b>4.2B Boulevard</b> <u>Intermittent Turn Lanes —West Lilac Road to Interstate 15 interchange</u> <b>4.1B Major Road</b> Intermittent Turn Lanes—Interstate 15 interchange to North County Metro Subregion boundary	None
<b>Mobility Element Network Matrix —Fallbrook Community Planning Area</b>			
3	<b>West / East Mission Road (SF 1305)</b> <u>Segment:</u> North Mission Road to Interstate 15 interchange <u>northbound</u>	<b>2.2B Light Collector</b> Continuous Turn Lane—S. Mission Road to Brandon Road <b>4.2B Boulevard</b> Intermittent Turn Lanes—Brandon Road to Interstate 15 interchange <u>northbound</u>	<b>Accepted at LOS E</b> <u>Segments:</u> Live Oak Park Road to I-15 NB Ramp <b>Shoulder as Parking Lane</b> Separate Bike Lane required—South Mission Road to Minnesota Street




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ID	Road Segment	Designation/Improvement #. #X = [# of lanes].[roadway classification][improvement]	Special Circumstances
<b>Mobility Element Network Matrix —Fallbrook Community Planning Area</b>			
15	<b>Old Highway 395 (SA 15)</b> <u>Segment:</u> Rainbow CPA boundary to Bonsall CPA boundary	<b>2.1D Community Collector</b> Improvement Options [Unspecified]—Rainbow CPA boundary to Interstate-15 interchange <u>northbound</u> <b>2.1A Community Collector</b> Raised Median—Interstate-15 interchange <u>southbound</u> to Pala Mesa Drive <b>4.12B Major Road Boulevard</b> Intermittent Turn Lanes—Pala Mesa Drive to SR-76 <b>2.1D Community Collector</b> Improvement Options [Unspecified]—SR-76 to Bonsall CPA boundary	<b>Accepted at LOS E/F</b> <u>Segment:</u> <del>Mission Road</del> <u>Rainbow CPA boundary</u> to Stewart Canyon Road and Dulin Road (W) to Pala Road <u>Note: Although the Countywide traffic analysis forecast the Steward Canyon to Pala Mesa Drive segment to operate at LOS E/F, more project specific analysis forecast this segment to operate at an acceptable LOS. Therefore, this segment is not being accepted to operate at LOS E/F and any development projects would have to either mitigate their impacts or pursue a General Plan Amendment to change the classification of the road.</u>
<b>Mobility Element Network—Lakeside Community Planning Area Matrix</b>			
34	<b>Winter Gardens Boulevard (SF 1399)</b> <u>Segment:</u> SR-67 to El Cajon city limits	<b>4.1A Major Road</b> Raised Median—SR-67 to Woodside Avenue <b>4.2A Boulevard</b> Raised Median—Woodside Avenue to Lemoncrest Drive <b>4.1A Major Road</b> Continuous Turn Lane—Woodside Avenue to El Cajon city limits	<b>Accepted at LOS E/F</b> <u>Segment:</u> <del>Woodside Avenue to SR-67</del> <b>Recommended Improvement</b> Full interchange for SR-67
36	<b>Graves Avenue (SC 1880)</b> <u>Segment:</u> Pepper Drive to Bradley Avenue	<b>4.1B Major Road</b> Intermittent Turn Lanes—Pepper Drive to Bradley Avenue <b>2.2C Light Collector</b> Intermittent Turn Lanes—Bradley Avenue to El Cajon city limits	<del>None Accepted at LOS E/F</del> <u>Segment:</u> <del>Bradley Avenue to El Cajon city limits</del>

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ID	Road Segment	Designation/Improvement #.X = [# of lanes].[roadway classification][improvement]	Special Circumstances
<b>Mobility Element Network—Rainbow Community Planning Area Matrix</b>			
1	<b>Old Highway 395 (SA 15)</b> Segment: Fallbrook CPA boundary to Riverside County line	<b>2.1D Community Collector</b> Improvement Options [ <del>Unspecified</del> <u>Turn Lanes</u> ]—Fallbrook CPA boundary to Rainbow Valley Boulevard West <b>2.2E Light Collector</b> Rainbow Valley Boulevard West to Riverside County line	<b>Accepted at LOS E/F</b> Segment: 5th Street to <del>New Rainbow Valley Boulevard</del> <u>Fallbrook CPA</u>
2	<b>Rainbow Valley Boulevard West (SC 160)</b> Segment: Interstate 15 SB Ramps to Rainbow Valley Boulevard	<b>2.2ED Light Collector</b> <u>Improvement Options [Turn Lanes]—Interstate 15 SB Ramps to Old Highway 395</u> <b>2.2C Light Collector</b> <u>Intermittent Turn Lanes—Old Highway 395 to Rainbow Valley Boulevard</u>	<b>Accepted at LOS F</b> Segment: Interstate 15 NB Ramps to Old Highway 395
<b>Mobility Element Network—San Dieguito Community Planning Area Matrix</b>			
9	<b>Rancho Santa Fe Road</b> Segment: <u>Encinitas</u> <del>San Diego</del> city limits to La Bajada	<b>2.2F Light Collector</b> Reduced Shoulder	<del>None</del> <b>Accepted at LOS E</b> <u>Segment: Encinitas city limits to La Bajada</u>
<b>Mobility Element Network Matrix —Valley Center Community Planning Area</b>			
2	<b>West Lilac Road (SC 270.1 / 280.2)</b> Segment: Bonsall CPA boundary to Lilac Road	<b>2.2F Light Collector</b> Reduced Shoulder— <u>New Road 3 to Lilac Road</u> <b>2.2C Light Collector</b> <u>Intermittent Turn Lanes—New Road 3 to Bonsall CPA boundary</u>	None
3	<b>New Road 3</b> Segment: <del>Old Highway 395</del> <u>West Lilac Road</u> to West Oak Glen Road / Cole Grade Road	<b>2.2C Light Collector</b> Intermittent Turn Lanes	None

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ID	Road Segment	Designation/Improvement #. #X = [# of lanes].[roadway classification][improvement]	Special Circumstances
<b>Mobility Element Network Matrix —Valley Center Community Planning Area (continued)</b>			
16	<b>Valley Center Road (SF 639)</b> <u>Segment:</u> North County Metro Subregion boundary to Pala/Pauma Subregion boundary	<b>4.1A Major Road</b> Raised Median—North County Metro Subregion boundary to Woods Valley Road <b>4.2A Boulevard</b> Raised Median—Woods Valley Road to Lilac Road <b>4.1A Major Road</b> Raised Median—Lilac Road to Miller Road <b>4.2A Boulevard</b> Raised Median—Miller Road to New Roads 14/15 <b>2.1D Community Collector</b> Improvement Options [Passing Lanes]—New Roads 14/15 to Pala/Pauma Subregion boundary	<b>Accepted at LOS </b> Segment: Miller Road to Indian Creek Road

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### COMMUNITY PLANS

Page	Section	Revision
<b>Bonsall Community Plan</b>		
24	<b>1. Land Use</b> 1.1 Community Character	Delete Figure 3 [Bonsall Community Sponsor Group Recommendation].
<b>Central Mountain Subregional Plan</b>		
135 to 136	<b>10 Recreation</b> <u>FINDINGS</u> <u>Future Facilities and Trails</u>	<u>Descanso Community Planning Group Recommendation:</u> Descanso Planning Group does not feel that review of regional park and recreation needs should concentrate solely on facility development; acquisition for each community should also be reviewed. The Descanso Planning Group feels that each community needs a local park and/or a local snow-recreational location, not a regional park benefiting only one community in the Subregion. Acquisition could be coordinated with the state and Cleveland National Forest, but not exclusively. <u>Park Land Dedication Ordinance (PLDO) funds are paid into by residents of each community in the Central Mountain Subregion and are currently benefiting only one community. PLDO funds must be distributed in a more fair and equitable manner. Redistribution of these funds will give residents of Descanso, Guatay, and Lake Cuyamaca revenue for development of local Community Parks</u>
<b>Crest / Dehesa Community Plan</b>		
14	<b>Community Background</b> e. Existing Community Facilities and Infrastructure	<u>Bureau of Land Management Land: Forty 40 acres is adjacent to the Cleveland National Forest is open to the public but access is limited the Sycuan Peak Sweetwater River Ecological Preserve. There are currently no recreational facilities planned for development.</u> <u>McGinty Mountain Plan Preserve: The McGinty Mountain Plan Preserve is part of the San Diego National Wildlife Refuge which totals approximately 9,211 acres and traverses the communities of Otay, Jamul Dulzura, Sweetwater, and Crest Dehesa. Five hundred (500) acre plan preserve and resource conservation area is managed by the Nature Conservancy as public land. Only 184 acres are located within the subregion.</u>
35	<b>3. Conservation and Open Space</b> 3.2 Parks and Recreation	<b>Policy COS 2.1.13</b> Support the development of a staging area, <u>and</u> day use facility, <u>and access to Cleveland National Forest Riding and Hiking Trails at the existing Bureau of Land Management Site, after trail connectivity is established.</u>
<b>Fallbrook Community Plan</b>		
10	<b>Community Background</b> J. Trends and Future Projections	In the first paragraph, revise the fifth sentence as follows: <u>It is anticipated that An agreement between local agencies and the federal government was signed in February 2011 for the long sought after Conjunctive Use Project between local agencies and the federal government will have an agreement by September 2009 with and ground breaking is planned for the first quarter of 20105.</u>

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Page	Section	Revision
14	<b>2. Land Use</b> 1.2 Community Growth Policy	<b>Policy LU 2.1.7</b> <u>Prohibit Limit the extent of sewer for new subdivisions requiring sewers outside the Village Regional Category in accordance with General Plan Policy LU-14.4, Sewer Facilities, because sewer can induce growth and produce development that is out of character with Fallbrook's rural character.</u>
<b>Mountain Empire Subregional Plan [Campo / Lake Morena]</b>		
18 to 20	<b>Chapter 2 – Land Use</b> Specific Plan Areas	<p><b><u>STAR RANCH SPECIAL STUDY AREA</u></b></p> <p><u>The Star Ranch Special Study Area (SSA) is composed of approximately 2,160-plus acres located within the western portion of the Cameron Corners Village; extending to the Rural Lands west of the Village boundary (see Figure 3-B). Wetlands are located within the boundary of the SSA; however, the wetlands are also considered as prime agricultural lands. This SSA is intended to determine if changes to the Land Use Map, adopted August 2011, can enhance the economic and social viability of both the Village and the community of Campo / Lake Morena, while minimizing impacts to sensitive resources and maintaining the rural character of the community.</u></p> <p><u>A mix of commercial and residential land uses in the vicinity of the Cameron Corners Village is necessary to enhance the vitality of the Campo / Lake Morena community, while minimizing environmental impacts and maintaining its rural character. The current lack of goods, services and employment opportunities in this community requires its residents to travel long distances, often on a daily basis. Therefore, the availability of additional local goods, services and employment opportunities, along with residential development to support them would potentially provide a community-wide benefit.</u></p> <p><u>Implementation of the Star Ranch SSA shall include the studies identified below:</u></p> <p><u>Infrastructure Study —This Study shall identify opportunities and constraints for providing infrastructure to new development. Specific topics for analysis include the sufficiency and quality of groundwater to accommodate growth, as well as opportunities for shared wastewater facilities. The availability of fire protection, schools, medical facilities, telecommunications infrastructure, other public services and the potential for transportation impacts should also be considered for providing appropriate levels of service that are acceptable in a community while retaining its rural character. The Infrastructure Study should consider options for creating an environmentally sustainable community with specific attention paid to energy use, carbon emissions, and water supply and reuse.</u></p> <p><u>Economic Study — This Study shall identify development opportunities that are available and necessary to facilitate investment, build infrastructure, support public services and ensure an adequate jobs-to-housing ratio. The Economic Study should examine the feasibility of implementing a pilot Transfer of Development Rights program within the Campo / Lake Morena Community or the larger Mountain Empire Subregion. Specific attention should be paid to employment opportunities for area residents, as well as opportunities for increased tourism and recreation in the community. Additionally, the Economic Study should examine the options for revenues necessary to support new and existing residents, which could be generated for local public services, such as libraries, schools, Sheriff and fire protection.</u></p>

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Page	Section	Revision
Mountain Empire Subregional Plan [Campo / Lake Morena] (continued)		
18 to 20	<b>Chapter 2 – Land Use</b> Specific Plan Areas	<p><u>Land Use Study — This Study shall, with consideration to the findings from the Infrastructure Study and the Economic Study, provide the framework for development of a land use plan that would accommodate a level of residential, commercial, civic and other employment-producing land uses to balance sustaining a community with maintaining its rural character. The process of preparing the Land Use Study will include a Public Planning Process with community workshops, meetings, and design charrettes to determine appropriate land uses that achieve general consensus with residents, property owners, stakeholders and the County of San Diego. The land use study should include a land use plan that offers a variety of housing types to accommodate residents of diverse age, family size and income level, as well as options providing opportunities for public gathering places, civic uses and "main street" commercial areas. The Land Use Study should include design guidelines that retain the community's rural character, while limiting impacts to environmentally constrained lands, including the conservation, rehabilitation and/or incorporation of these valuable resources.</u></p> <p><u>Completion of the studies identified above may be achieved in coordination with, and may be embodied in, the technical and other studies being prepared by the Star Ranch property owner as a part of the Star Ranch land use entitlement application process through the County of San Diego.</u></p> <p><u>The Goals and Policies outlined herein for the Star Ranch SSA are designed to allow the development of commercial and residential uses that both respect and enhance the viability of the Cameron Corners Village and reduce environmental impacts, while accommodating the potential for additional development beyond that shown on the Land Use Map adopted in August 2011.</u></p> <p><u>Goal SSA 2.1 A Land Use Plan with a mix of commercial and residential uses which enhance the vitality of Cameron Corners and the greater community of Campo / Lake Morena, while minimizing environmental impacts and retaining the rural character of the community.</u></p> <p><u>Policy SSA 2.1.1 Require new commercial development to recognize existing commercial businesses and attempt to integrate new development so as to provide an overall community benefit without adversely impacting existing businesses.</u></p> <p><u>Policy SSA 2.1.2 Require the pattern and design of new residential development to reflect both the rural character of the community and the compact form of development consistent with the General Plan Guiding Principles..</u></p> <p><u>Goal SSA 2.2 A mobility network that enhances public connectivity and walkability in the Cameron Corners Village, while still maintaining the community's rural character.</u></p> <p><u>Policy SSA 2.2.1 Provide a public road and trail network that considers and enhances existing development patterns while respecting the rural character of the community.</u></p> <p><u>Policy SSA 2.2.2 Provide a public network of non-motorized trails and pathways that connects the residential development to community facilities and commercial areas.</u></p>

## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

Page	Section	Revision
<b>Potrero Subregional Plan</b>		
16	<b>Chapter 1 – Land Use</b> 1.1. Land Use Designations	<p>The second paragraph in the gray box under Policy 1.1.5 Groundwater has been revised as follows:</p> <p>Projects that use Lot Area Averaging or the Conservation Subdivision program may not reduce parcel sizes below <del>67 Percent of</del> the required minimum parcel size of 5 acres, <del>3.35 acres in the majority of Potrero</del> and must retain the overall average density that could be obtained per the minimum parcel sizes. <del>This policy LU-1.2.4 is more restrictive than this groundwater ordinance requirement.</del></p> <hr/> <p>Delete the following text in the blue text boxes under Policy 1.1.5 Groundwater on page 14 of the October 20, 2010 draft of the Potrero Community Plan:</p> <p><del>The Potrero Community Planning Group and County staff recommend different policies for the remainder of Section 1.2, pertaining to the Conservation Subdivision Program, minimum lot sizes and clustering.</del></p> <p><del>The Potrero Community Planning Group (CPG) recommendation includes reductions in density calculations for environmental constraints that would be in addition to the decreased in density applied with the Land Use designations of the General Plan Update, which were designated at Rural Lands and Semi Rural Lands to account for the environmental constraints. Additionally the Potrero CPG recommendation includes requirements for increased parcel sizes, increased requirements over the eight-acre minimum that the Potrero Subregional Group Area is currently zoned with in areas with less than 50 percent slope and largely subdivided at near the Rural Village.</del></p>

## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

Page	Section	Revision
Potrero Subregional Plan (continued)		
16	<b>Chapter 1 – Land Use</b> 1.1. Land Use Designations	<p>Delete the text in the blue text box on page 15 of the October 20, 2010 draft of the Potrero Community Plan, as shown below:</p> <p><del>The recommendations of the Potrero CPG are provided below.</del></p> <p><del><b>LU-1.1.3</b>— A subdivision application processed under the Conservation Subdivision Design Program shall require Major Use Permit approval by the Planning Commission. The calculation of maximum permitted density for a subdivision application processed under the Conservation Subdivision Design Program shall exclude areas constituting Environmental Resources and Environmentally Sensitive Lands. Approval under said Program shall not be granted unless, in addition to other required findings of fact, the Planning Commission also finds:</del></p> <p><del>a) The extent of Environmental Resources and Environmentally Sensitive Lands on the subject legal lot is such that no reasonable economic use of the lot would be permitted through one hundred percent avoidance of Environmental Resources and Environmentally Sensitive Lands;</del></p> <p><del>b) No less environmentally damaging alternative providing for reasonable economic use of the lot exists; and</del></p> <p><del>c) The subdivision includes the minimum number of net new lots to provide for reasonable economic use.</del></p> <p><del>The location, extent, contents and composition of Environmental Resources and Environmentally Sensitive Lands shall be verified by a qualified professional. A development proposals inability to achieve maximum residential density under the respective General Plan Land Use Map designation shall not constitute grounds for subdivision application approval under the Conservation Subdivision Design Program. Additionally, if the Planning Commission is able to make the above findings, the following additional findings shall apply:</del></p> <p><del>a) The number, location and design of lots occur in such a way as to cause the maximum reduced impact to Environmental Resources and Environmentally Sensitive Lands; and</del></p> <p><del>b) Lots are not reduced below the following minimum sizes:</del></p> <p><del>i. Semi-Rural Residential (SR-10) — 8 acres;</del></p> <p><del>ii. Rural Lands (RL-20, RL-40 or RL-80) — 16 acres.</del></p>



## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

Page	Section	Revision
Potrero Subregional Plan (continued)		
20	<b>Chapter 1 – Land Use</b> 1.4. Community Growth Policy	<b>Policy LU-4.2.2 — Conversion of Public Lands to Private Ownership.</b> Assign lands in public use an underlying designation of Rural Lands <del>80</del> <sup>160</sup> . When such lands are transferred to private ownership, the RL- <del>80</del> <sup>160</sup> designation shall apply until the appropriate long-term use of the property is determined and a general plan amendment is approved for redesignation of the property. This policy applies to areas on the Land Use Map designated Public/Semi-Public Facilities, Federal and State Lands, and Tribal Lands. (Adapted from LU-1. <del>68</del> in the <del>Draft</del> General Plan)

## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

Page	Section	Revision
Pala Pauma Subregional Plan		
12 to 13	Chapter 6 – Special Study Area	<p><b><u>CHAPTER 6: WARNER RANCH SPECIAL STUDY AREA</u></b></p> <p><u>The Warner Ranch Special Study Area (SSA) is located adjacent to the western boundary of the Pala Indian Reservation on the north side of SR-76 in an area designated as Rural Lands on the Land Use Map (see Figure 4). Considering this single ownership is surrounded on three sides by Tribal Lands, a more focused land use planning and analysis is required to determine the most compatible and consistent land uses for this property. Identifying this property as a Special Study Area provides direction to the applicant to conduct planning studies to address certain important property constraint issues to allow for the development of a cohesive and comprehensive land use plan.</u></p> <p><u>The Special Study Area for the Warner Ranch property is based on the following considerations:</u></p> <ol style="list-style-type: none"> <li><u>1. Adjacency to the existing Pala Village, Casino, Resort, and Spa;</u></li> <li><u>2. Existing employment center and lack of local housing opportunities;</u></li> <li><u>3. Proximity to several tribal casinos within the State Route 76 corridor;</u></li> <li><u>4. Approved Plan Amendment Authorization for 2.33 DUs per acre granted on October 5, 2005;</u></li> <li><u>5. Ongoing and active planning and development application since July 13, 2005;</u></li> <li><u>6. Single ownership status of approximately 515 acres of property; and</u></li> <li><u>7. Availability of sewer, water, fire, and educational facilities.</u></li> </ol> <p><u>The designation of Warner Ranch as an SSA identifies the objective for additional planning analysis of the SSA than could be accommodated during the General Plan Update process. The results of these additional studies will provide information to determine whether modification to the General Plan for this area is desirable. The Warner Ranch SSA analysis shall include the following:</u></p> <p><u><i>Feasibility Study</i> — This study shall identify the existing employment centers within the general area of the project site. The Study should review appropriate housing opportunities that could accommodate existing and future employees based upon income levels of the employees, and the proximity to the employment centers.</u></p> <p><u><i>Infrastructure Study</i> — This study shall identify opportunities and constraints for providing infrastructure to the SSA. Specific topics for analysis include documentation that shows how water and wastewater services will be provided; the availability of fire protection, schools, infrastructure, other public services. The Infrastructure Study should consider options to reduce energy use and carbon emissions, and conserve water supply through reuse. The rural character of the surrounding area should be considered in developing the opportunities and constraints analysis.</u></p>

## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

Page	Section	Revision
<b>Pala Pauma Subregional Plan (continued)</b>		
12 to 13	<b>Chapter 6 – Special Study Area</b> (continued)	<u>Land Use/Community Character Study — This study shall provide a framework for development of a land use plan that would accommodate an appropriate level of residential and supporting civic uses, including park, recreation and trail facilities, based on the analysis provided in the Infrastructure and Feasibility Studies. Design guidelines should be evaluated that limit impacts to physically and environmentally constrained lands including the conservation, rehabilitation and/or incorporation of these valuable resources, and maintain consistency with Policies COS-11.1 through COS-11.3 of the General Plan Conservation and Open Space Element concerning scenic resources. This study should be developed in close coordination with residents, nearby property owners, including the neighboring Pala reservation, and advisory groups by providing periodic updates through the Pala / Pauma Community Sponsor Group.</u>
<b>Ramona Community Plan</b>		
41	<b>3 Conservation and Open Space</b> 3.2 Parks and Recreation	<b>Policy COS 2.1.4</b> <u>Encourage Ppocket Pparks within the Country Town Center area.</u>
<b>San Dieguito Community Plan</b>		
53	<b>5. Conservation</b> <u>FINDINGS</u>	Delete the following text: 1. <del>Batiquitos Lagoon—A portion of this RCA remains within the San Dieguito Plan Area and is located within the Ecke property at the southernmost point of Green Valley west of El Camino Real. This remains an important part of the open space and drainage system that feeds into the Batiquitos Lagoon.</del>
63	<b>6. Recreation</b> <u>FINDINGS</u>	Add the following after the fourth paragraph: <u>The San Dieguito River Valley Regional Open Space Park is 55 miles long running from San Dieguito Lagoon, along Via de la Valle past Gonzales Canyon, La Zanja Canyon, Osuna Valley, La Jolla Valley, Del Dios Gorge, Santa Fe Valley, Lake Hodges, San Pasqual Valley, Clevenger Canyon, Boden Canyon, Pamo Valley, Black Canyon, Lake Sutherland Basin, Santa Ysabel Valley, and Volcan Mountain. Running from sea level to an elevation of over 4,000 feet, this 60,000 acre Regional Open Space River Park is the newest crown jewel in the San Diego County park system.</u>
<b>Spring Valley Community Plan</b>		
47	<b>6. Specific Plans and Special Study Areas</b> Sweetwater Springs and Jamacha Boulevards	Add the following uses at the end of the list of the most encouraged uses for the special study area: <ul style="list-style-type: none"> <li>• Boutique Winery</li> <li>• Micro-Brewery</li> </ul>

## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

### IMPLEMENTATION PLAN

Section	Revision
<b>Planning in the Unincorporated County</b> 1.2.1. General Plan, Community Plans, and Area Plans	<b>1.2.1.C. General Plan Amendment Guidelines</b> Revise Board Policy I-63, General Plan Amendment and Zoning Guidelines, to reflect <u>that amendment requests should generally conform with the guiding principles and</u> goals and policies of the updated General Plan, including to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village Regional Category; <u>provide additional public benefit to the community; and demonstrate access to available public facilities to serve the proposal.</u> This is intended to limit unexpected demands for new water and wastewater facilities. Ensure internal procedures reflect changes to Board Policy I-63.
<b>Planning in the Unincorporated County</b> 1.2.2. General Implementing Ordinances and Guidelines	<b>1.2.2.E. Achievement of Planned Densities</b> <u>Update department procedures to emphasize achieving planned residential densities under the General Plan Update.</u>
<b>Roads</b> 4.2.2. County Road Design	<b>4.2.2.H. Review of Public Road Standards</b> <u>Report at the first annual review of the General Plan Update on the success of the updated Public Road Standards in achieving flexibility in road design.</u>
<b>Biological Resources</b> 5.1.2. Protecting Resources from Development	<b>5.1.2.K. Limited Building Zone - Wetlands Buffer</b> <u>Investigate the feasibility of amending policies and procedures as necessary to allow consideration of the wetland buffer in determining the width of Limited Building Zone with the intent of allowing for combination when appropriate. The habitat type and allowed vegetative maintenance of the wetland buffer should be considered so there is no loss in the function and value of the buffer.</u>
<b>Water Resources</b> 5.2.3. Water Quality and Watershed Protection	<b>5.2.3.K. Alternative Septic Systems</b> <u>Work with stakeholder groups and the State Water Resources Control Board to develop uniform performance standards and regulations for the permitting and operation of Alternative Septic Systems which are anticipated to be adopted in March of 2012.</u>
	<b>5.2.3.L. County Alternative Septic Systems Regulations</b> <u>At the time that State regulations for accommodating alternative septic systems are revised, update County regulations to accommodate greater use of alternative septic systems.</u>
<b>Agriculture Resources</b> 5.3.1. Preserve and Promote Agricultural Resources	<b>5.3.1.H. Focused Williamson Act Program</b> <u>Develop a focused Williamson Act Program that supports the viability of farming in areas with decreased density from the General Plan Update.</u>
	<b>5.3.1.I. Williamson Act Legislation</b> <u>Pursue state legislation to allow for a local Williamson Act type program that provides property tax incentives for agricultural operations.</u>

# ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

## ORDINANCE AMENDMENTS (CHANGES TO COUNTY CODE)

Ordinance/Section	Revision												
<b>Subdivision Ordinance</b> County Code SEC. 81.102.(i)	<b>81.102 DEFINITIONS</b> (i) "Conservation <del>s</del> Subdivision <del>Program</del> " means a residential subdivision design that improves preservation of environmental resources in a balance with planned densities and community character subject to applicable Community Plans, the Zoning Ordinance, Subdivision Ordinance, Resource Protection Ordinance <del>and</del> , Groundwater Ordinance <del>and</del> <u>Conservation Subdivision Design Guidelines.</u>												
<b>Subdivision Ordinance</b> County Code SEC. 81.308.	<b>SEC. 81.308. WAIVER OR MODIFICATION OF REGULATIONS.</b> Whenever the Planning Commission or the Board finds with respect to a proposed major subdivision that because: (a) the real property to be subdivided is: (1) of a size or shape, (2) subject to title limitations of record, (3) affected by topographical location or conditions, (4) subject to environmental constraints, <del>or</del> (5) to be devoted to a use that makes it impossible or impracticable for the subdivider to fully conform to the requirements of this division, <del>(6) does not meet the requirements of 81.308(r) (the conservation subdivision program),</del> or (b) imposition of the requirements of this division would constitute an unconstitutional taking of property, the decision making body may waive or modify the requirements of this division as long as approving the subdivision with the waiver or modification does not result in an inconsistency with the County General Plan, any provision in the Zoning Ordinance or any federal, State or local law or regulation in effect at the time the application for the map was deemed complete, and does not increase the County's risk of exposure to tort liability. The decision making body granting the waiver or modification may also impose conditions related to the waiver or modification.												
<b>Subdivision Ordinance</b> County Code SEC 81.401(r)	<b>SEC. 81.401. DESIGN OF MAJOR SUBDIVISIONS.</b> (r) In addition to the foregoing requirements, subdivisions located in SR-10 and Rural lands (RL-20 through <del>RL-160</del> 80) <del>designations</del> shall be designed <u>as conservation subdivisions (subdivisions in all other land use designations may be designed as conservation subdivisions)</u> using the following criteria:												
<b>Subdivision Ordinance</b> County Code SEC 81.401(r)(6)vi.County Code	<b>SEC. 81.401(r)(6)vi.</b> <div style="text-align: center;"> <u>Table 81.401.1</u> <table border="1"> <thead> <tr> <th><u>Designation</u></th><th><u>Minimum Percent Avoided Resources</u></th></tr> </thead> <tbody> <tr> <td><u>SR-10</u></td><td><u>75</u></td></tr> <tr> <td><u>RL-20</u></td><td><u>80</u></td></tr> <tr> <td><u>RL-40</u></td><td><u>85</u></td></tr> <tr> <td><u>RL-80</u></td><td><u>90</u></td></tr> <tr> <td><u>RL-160</u></td><td><u>95</u></td></tr> </tbody> </table> </div>	<u>Designation</u>	<u>Minimum Percent Avoided Resources</u>	<u>SR-10</u>	<u>75</u>	<u>RL-20</u>	<u>80</u>	<u>RL-40</u>	<u>85</u>	<u>RL-80</u>	<u>90</u>	<u>RL-160</u>	<u>95</u>
<u>Designation</u>	<u>Minimum Percent Avoided Resources</u>												
<u>SR-10</u>	<u>75</u>												
<u>RL-20</u>	<u>80</u>												
<u>RL-40</u>	<u>85</u>												
<u>RL-80</u>	<u>90</u>												
<u>RL-160</u>	<u>95</u>												

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Ordinance/Section	Revision
<b>Subdivision Ordinance</b> County Code SEC 81.401(r)(6)vii.	<b>SEC. 81.401(r)(6)</b> vii. <u>The following uses may be allowed in the avoided area: passive recreation, trails for non-motorized uses, native landscaping, resource preservation, project mitigation and buffers, MSCP, agriculture, wells, water storage tanks, utilities, pump stations, water and sewer facilities, or infrastructure and access roads necessary for any of these uses. In addition to these uses, leach fields and brush clearing may be allowed in SR-10 and RL-20 designations only. All uses to be allowed in the avoided area shall be specified in the open space or conservation easement document.</u>
<b>Subdivision Ordinance</b> County Code SEC 81.614(a)	<b>SEC. 81.614. MODIFICATION OF REGULATIONS.</b> (a) Whenever the decision making body finds with respect to a proposed tentative parcel map that (1) the land to be subdivided is: (A) of a size or shape, (B) subject to title limitations of record, (C) affected by topographical conditions, (D) in a location, <del>or</del> (E) to be devoted to a use that make it impossible or impracticable for the subdivider to fully conform fully to the requirements of this division, <del>(F) does not meet the requirements of 81.308(r) (the conservation subdivision program)</del> , or (2) the imposition of the requirements of this division would constitute an unconstitutional taking of property....
<b>Resource Protection Ordinance</b> County Code SEC 86.604(e)(2)(cc)	<b>SEC 86.604(e)(2)(cc) Permitted Uses and Development Criteria.</b> (cc) <u>Additional encroachment into steep slopes may be permitted for tentative maps and tentative parcel maps <del>within the SR 10 and RL 20 through RL 160 Land Use Designations</del> which propose a Planned Residential Development, lot area averaging, conservation subdivision or cluster development when design considerations include encroachment into steep slopes in order to avoid impacts to significant environmental resources that cannot be avoided by other means, provided no less environmentally damaging alternative exists. The determination of whether or not a tentative map or tentative parcel map qualifies for additional encroachment shall be made by the Director of Planning and Land Use based upon an analysis of the project site.</u>
<b>Groundwater Ordinance</b> County Code 81.401	<b>Sec. 67.722.A.2 All Other Projects.</b> <del>2. The provisions of paragraph 1 above shall not apply to either (1) a project which includes Lot Area Averaging in accordance with Section 4230 of The Zoning Ordinance, or (2) projects which include reduction of parcel sizes pursuant to the Conservation Subdivision Program and as permitted by the Zoning Ordinance, provided that all of the following are complied with:</del> <del>a. The overall average density of the project does not exceed that which results from applying the applicable minimum parcel size set in paragraph 1 to the gross project area;</del> <del>b. No proposed lot is less than 67 percent of the required minimum lot size as set in paragraph 1; and</del> <del>c. The Director has reviewed and approved the lot density and water resource distribution. Projects shall not be allowed which place smaller lots in dry areas of the subdivision.</del>

# ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

## ZONING CONSISTENCY REVIEW

#	Community / Item	Revision
<b>Zoning Consistency Review – Board Directed Changes</b>		
1	Alpine, AL26	Residential Mobile Home (RMH) Use Regulation to General Commercial (C36) Use Regulation
2	Bonsall, BO3A	SR4 area change Lot Size back to 2 acres
3	Bonsall, BO21	Rural Residential (RR) Use Regulation to Residential-Commercial (RC) Use Regulation
4	Bonsall, BO23	SR2 area change Lot Size to 2ac and SR10 area change Lot Size to 4ac
5	Bonsall, BO30	SR4 area change Lot Size to 2ac
6	Desert, DS19	Visitor Service Commercial (C42) Use Regulation to Residential-Commercial (RC) Use Regulation
7	Desert, DS23	General Commercial-Residential (C34) Use Regulation in the front of the parcel and Variable Residential (RV) Use Regulation in the back of the parcel with the correct building type (K) for multi-family development
8	Fallbrook, FB4	General Commercial designated area to Freeway Commercial (C44) Use Regulation to match
9	Fallbrook, FB14	General Commercial (C36) Use Regulation to General Commercial-Residential (C34) Use Regulation
10	Fallbrook, FB15	SR1 area change Lot Size to 1ac
11	Lakeside, LS6 &17	RL20 area change Lot Size to 4ac
12	North County Metro, NC9	Rural Commercial designated area to Rural Commercial (C40) Use Regulation to match
13	North County Metro, Sunset Island	Limited Agriculture (A70) Use Regulation to Rural Residential (RR) Use Regulation with Lot Size .5ac in VR2 area and .25ac in VR4.3 area
14	North County Metro, NC39	SR1 area change Lot Size to 1ac
15	Pala, PP25	SR1 area change Limited Agriculture (A70) Use Regulation to Rural Residential (RR) with Lot Size 1ac
16	Pala, PP32	General Commercial designated area back to General Commercial (C36) Use Regulation
17	Rainbow, RB5	General Commercial designated area to General Commercial (C36) Use Regulation
18	San Dieguito, SD1	SR4 area change Lot Size to 4ac
19	San Dieguito, SD7	SR0.5 area change Lot Size to 0.5ac
20	San Dieguito, SD17, SD18 and SD19	SR2 area change Limited Agriculture (A70) Use Regulation and Lot Size to Rural Residential (RR) and 2.86ac to match surrounding RSF area
21	Spring Valley, SV17	VR2.9 area change to Variable Residential (RV) Use Regulation with 15,000 Lot Size and SR1 area change to Rural Residential (RR) Use Regulation with 1ac Lot Size

## ATTACHMENT I-2: SUMMARY OF NON-LAND USE MAP CHANGES SINCE OCTOBER 2010

#	Community / Item	Revision
<b>Zoning Consistency Review – Board Directed Changes (continued)</b>		
22	Valley Center, VC12	VR20 area change to Variable Residential (RV) Use Regulation with 6000 Lot Size and Building Type K
23	Valley Center, VC55	General Commercial-Residential (C34) Use Regulation to General Commercial (C36) Use Regulation
24	Valley Center, VC58	VR7.3 area change to Variable Residential (RV) Use Regulation with 6000 Lot Size and Building Type K
25	Valley Center, VC62	General Commercial designated areas back to, or new General Commercial (C36) Use Regulation
<b>Zoning Consistency Review – Staff Recommended Refinements</b>		
26	Alpine / Village Core	Cleanup of Village Core Mixed Use Area to match parcel boundaries
27	Bonsall / Mission Road	Mission Road sliver cleanup change Rural Residential (RR) Use Regulation to General Commercial (C36) Use Regulation
28	County Islands / Sweetwater	Sweetwater Carwash sliver cleanup change Transportation Corridor (S94) Use Regulation to General Commercial (C36) Use Regulation
29	Lakeside / Lake Jennings Village	Cleanup of Urban Residential (RU)/General Commercial (C36) area
30	North County Metro / Linda Vista Dr	Provide zoning to previously unzoned Linda Vista Drive neighborhood, Rural Residential (RR) and standard zoning to match other adjacent neighborhoods in the NCM unincorporated county
31	Ramona / La Brea-Day St	Remove density changes from General Commercial-Residential (C34) property, revert back to old density
32	Valley Center / Rancho Lilac	Remove Specific Plan (S88) Use Regulation from areas not a part of Rancho Lilac Specific Plan Area and not under the same ownership, change back to Limited Agriculture (A70) Use Regulation